

STANDARD APPLICATION
Harford County
Board of Appeals
 Bel Air, Maryland 21014

Case No. 5452
 Date Filed 9/27/04
 Hearing Date _____
 Receipt _____
 Fee \$450

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code _____

- _____ Administrative Decision/Interpretation
- _____ Special Exception
- _____ Use Variance
- ☒ Change/Extension of Non-Conforming Use
- _____ Minor Area Variance
- _____ Area Variance
- _____ Variance from Requirements of the Code
- _____ Zoning Map/Drafting Correction

CASE 5452 MAP 65 TYPE Variance
 ELECTION DISTRICT 01 LOCATION 2220-A Jaycee Dr., Joppa, MD 21085
 BY Roy Brockmeyer, 2216-A Jaycee Dr., Joppa, MD 21085
 And Susan Dieter, 2311 Amoss Mill Rd, Pylesville, MD 21132
 And Glenn Brockmeyer, 2216-B Jaycee Dr., Joppa, MD 21085
 Appealed because a variance pursuant to Sec. 267-20D of the Harford County Code to
 allow the removal and replacement of a structure for a nonconforming use requires
 approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name Roy Brockmeyer Phone Number 410-679-2809
 Address 2216 A JAY CEE DRIVE JOPPA, MD 21085
Street Number Street City State Zip Code

Co-Applicant SUSAN DIETER Phone Number 410-836-1641
 Address 2311 AMOSS MILL RD PYLESVILLE MD 21132
Street Number Street City State Zip Code

Co Applicant Glenn Brockmeyer
2216 B JAY CEE DRIVE JOPPA, MD 21085 410-937-2072
 Contract Purchaser _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 2220 A JIM CEE DRIVE

JOPPA, MD 21085

Subdivision N/A

Lot Number 6

Acreage/Lot Size 2.26

Election District 1

Zoning AG

Tax Map No. 65

Grid No. 1B

Parcel 416

Water/Sewer: Private ☒

Public ☐

List ALL structures on property and current use: 12x18 BLACK BEAR SHED, 2 GARAGES -
ALL ARE USED AS WAREHOUSING

Estimated time required to present case: 10-15 minutes

If this Appeal is in reference to a Building Permit, state number NO

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes ☐ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes ☐ No ☒

Request

TO TEAR DOWN EXISTING 30' X 90' DILAPIDATED BUILDING AND REPLACE
WITH A NEW 40' X 60' BUILDING ON APPROXIMATELY THE SAME
FOOTPRINT. THIS BUILDING IS MUCH SMALLER
SQUARE FOOTAGE AND WILL BE ONE FLOOR NOT TWO
LIKE THE CURRENT BUILDING

Justification

WE HAVE OWNED & OPERATED THIS WAREHOUSE OUT OF THIS
PROPERTY SINCE 1958. WE WANT TO UPGRADE AND BUILD A MODERNIZE
BUILDING FOR PRACTICALITY AND SAFETY. THIS WILL ALSO
IMPROVE THE APPEARANCE OF THE LAND FOR OUR NEIGHBORS
AND US. SEE ATTACHED PAPER FOR HISTORY OF THIS BUILDING.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

HARFORD COUNTY BOARD OF APPEALS

Owner

Susan Dieter

Roy Brockmeyer

Glen Brockmeyer

Justification continuation

History of the land and buildings at 2220 A Jay Cee Drive

1952- building started being used for a warehouse to store carpeting.

1966- 30' by 30' addition to this building was approved by Harford County Board of Appeals.

1990- 44' by 60' expansion of a garage to warehouse flooring was approved by the Harford County Board of Appeals.

LAND OF